

# \$539,900 - 22 Sandarac Circle Nw, Calgary

MLS® #A2220707

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

Horizon Village Sandstone: A Premier 50+ Complex in Northwest Calgary.

Located in the heart of Central North Calgary, Sandstone stands out as one of the most coveted 50+ complexes in the Northwest community. Over 1380 square feet unit is one of the largest over within the complex. Single attached garage and additional parking space available with a convenient parking pad complete with a handicap lift for added accessibility. Upon entering is immediately struck by the evident pride of ownership that resonates throughout the unit. The living room, formal dining room, and kitchen nook are generously sized, providing ample space for relaxation and entertainment. The kitchen nook features a slider that opens onto a south-facing deck, ensuring plenty of natural light and a delightful spot for morning coffee or evening relaxation. This unit offers 2 well-appointed bedrooms and 3 full baths, creating a perfect balance of privacy and convenience. The large master bedroom has en-suite, his and hers closet. The accommodation is designed to cater to the needs of its residents, ensuring comfort and accessibility. All appliances and a deep freezer included with the unit, front load washer and dryer with pedestals in the main floor.

Transform this versatile basement into a space that perfectly fits your lifestyle. The existing full bathroom provides a solid foundation, while the ample storage ensures that functionality meets comfort. Let your creativity flow and



watch as this underutilized area becomes the highlight of your home. Donâ€™t miss the chance to turn this basement into a masterpiece that meets all your needs.The Hacienda Club house with kitchenet and recreation room, shopping and public transportation nearby. Truly retirement living at its finest! Sandstone is not just a place to live; it is a community that values quality.

Built in 1989

**Essential Information**

MLS® #	A2220707
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

**Community Information**

Address	22 Sandarac Circle Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3G7

**Amenities**

Amenities	Clubhouse, Game Court Interior, Park, Parking, Party Room, Playground, Visitor Parking
Parking Spaces	2
Parking	Attached Carport, Single Garage Attached

# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Lighting  
Lot Description Back Yard, Close to Clubhouse, Few Trees, Landscaped, Low  
Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 14th, 2025  
Days on Market 1  
Zoning M-CG

### Listing Details

Listing Office RE/MAX Real Estate (Central)

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